

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Small PHA Plan Update
Annual Plan for Fiscal Year: 2003

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

i. Annual Plan
Agency Identification

PHA Name: HOUSING AUTHORITY OF SHELBYVILLE

PHA Number: KY08901

PHA Fiscal Year Beginning: (mm/yyyy) 04/2003

PHA Plan Contact Information:

Name: BILL MASON

Phone: 502-633-4531

TDD: 1-800-648-6056

Email (if available): BMason@hasky.org

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)

- ☒ Main administrative office of the PHA
☐ PHA development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
☐ PHA development management offices
☐ Main administrative office of the local, county or State government
☐ Public library
☐ PHA website
☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
☐ PHA development management offices
☐ Other (list below)

PHA Programs Administered:

- ☐ Public Housing and Section 8 ☐ Section 8 Only ☒ Public Housing Only

Annual PHA Plan Fiscal Year 2003

[24 CFR Part 903.7]

ii. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

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iii. Executive Summary

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

The Housing Authority of Shelbyville has prepared this Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.

We have adopted the following mission statement to guide the activities of the Housing Authority of Shelbyville.

The mission of the Housing Authority of Shelbyville is to promote adequate, affordable housing, and economic opportunity in a safe and suitable living environment for the families we serve, in a non-discriminatory manner.

We have also adopted the following goals and objectives for the next five years and have included a progress statement for each adopted goal.

GOAL ONE:

Manage the Housing Authority of Shelbyville's existing public housing program in an efficient and effective manner thereby qualifying at a minimum as a standard performer.

Objectives:

1. HUD shall recognize the Housing Authority of Shelbyville as a high performer by December 31, 2004.
2. The Housing Authority of Shelbyville shall achieve and sustain an actual vacancy rate of 3% or less by December 31, 2004.
3. The Housing Authority of Shelbyville shall promote a motivating work environment with a capable and efficient team of employees to operate as a customer-friendly and fiscally prudent leader in affordable housing in the Shelbyville community.

Progress Statement:

1. The Housing Authority of Shelbyville achieved a Public Housing Assessment System (PHAS) overall score of 95 for FY 2002, a high performer designation.

GOAL TWO:

Enhance the marketability of the Housing Authority of Shelbyville's public housing units.

Objective:

1. The Housing Authority of Shelbyville shall achieve a level of customer satisfaction that gives the agency the highest score possible in this element of the Public Housing Assessment System (PHAS).
2. The Housing Authority of Shelbyville shall improve curb appeal for its public housing buildings and grounds by improving its landscaping, lawn care, making its property litter-free and other actions by December 31, 2005.
3. The Housing Authority of Shelbyville shall become a more customer-friendly organization.

Progress Statement:

1. The Housing Authority of Shelbyville scored '10' out of a maximum '10' for the Resident Satisfaction Component of the Public Housing Assessment System (PHAS). Over the last year, the Housing Authority of Shelbyville occupancy rate has ranged from 95 – 98%. Further to this, many previous residents have re-applied to live at our property. Also, while conducting on-site inspections, the KY State Fire Marshall commended the capital improvements and general appearance of our housing units.

GOAL THREE:

Deliver timely and high quality maintenance service to the residents of the Housing Authority of Shelbyville.

Objectives:

1. The Housing Authority of Shelbyville shall create an appealing, up-to-date environment in its development by December 31, 2004.

2. The Housing Authority of Shelbyville shall achieve and maintain an average response time of 24 hours in responding to routine work orders as determined by the Public Housing Assessment System (PHAS).

Progress Statement:

1. The maintenance operations of the Housing Authority of Shelbyville scored 93 basis points for its most recent Physical Inspection component of the Public Housing Assessment System (PHAS).
2. The Housing Authority of Shelbyville completed/abated 100% of all emergency work orders in the Work Order Sub-Indicator of the Management Assessment component of the Public Housing Assessment System (PHAS).

Our Annual Plan is based on the premise that if we accomplish our goals and objectives, as chronicled by associated progress statements, we will be working towards the achievement of our mission.

The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead towards the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach towards our goals and objectives and are consistent with the Consolidated Plan. Here are just a few highlights of our Annual Plan:

- ✓ We have adopted four local preferences – for senior citizens and people with disabilities, for law enforcement/security personnel, for families that are currently living or working (for a minimum of six months) in the Shelbyville area at the time of application, and all other applicants.
- ✓ We have adopted an aggressive screening policy for public housing to ensure to the best of our ability that new admissions will be good citizens and good neighbors. Our screening practices will meet all fair housing requirements.
- ✓ We have implemented a deconcentration policy to ensure that families are housed in a manner that will prevent a concentration of poverty families and/or a concentration of higher income families in any one area.
- ✓ Applicants will be selected from the waiting list by preference and in order of the date they applied.
- ✓ We have established a minimum rent of \$25.
- ✓ We have established flat rents based on the market value of the unassisted rental market in Shelbyville.
- ✓ In an effort to encourage work and advancement in the workplace, we are not requiring interim recertifications for a twelve month period after hire for a family whose income has increased because of the employment of a family member who was previously unemployed for one or more years, participated in a family self-sufficiency program, or was assisted by a state TANF program within the last six months.

In summary, we are on course to maintain and improve the condition of affordable housing in the Housing Authority of Shelbyville.

1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. X Yes ☐ No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 156,896

C. X Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

The Capital Fund Program 5-Year Action Plan is provided as Attachment C

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment B

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability: Section 8 only PHAs are not required to complete this section.

1. ☐ Yes X No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to next component ; if "yes", complete one activity description for each development.)

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)

Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

- A. ☐ Yes X No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

B. Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- ☐ Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family’s resources
- ☐ Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- ☐ Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- A. ☐ Yes X No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$ _____

C. ☐ Yes ☒ No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

D. ☐ Yes ☐ No: The PHDEP Plan is attached at Attachment _____

6. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

1. ☐ Yes ☒ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are Attached at Attachment (File name)

3. In what manner did the PHA address those comments? (select all that apply)

- ☐ The PHA changed portions of the PHA Plan in response to comments
A list of these changes is included
☐ Yes ☐ No: below or
☐ Yes ☐ No: at the end of the RAB Comments in Attachment ____.
- ☐ Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment ____.
- ☐ Other: (list below)

B. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here) KENTUCKY HOUSING CORPORATION

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- ☐ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

- X The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☐ Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
- ☐ Other: (list below)

3. PHA Requests for support from the Consolidated Plan Agency

- ☐ Yes X No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

KENTUCKY HOUSING CORPORATION "...certify that the Five Year and Annual PHA Plan of the Housing Authority of Shelbyville is consistent with the Consolidated Plan of the Commonwealth..."

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. Substantial Deviation from the 5-year Plan:

B. Significant Amendment or Modification to the Annual Plan:

SUBSTANTIAL DEVIATIONS OR SIGNIFICANT AMENDMENTS OR MODIFICATIONS ARE DEFINED AS DISCRETIONARY CHANGES IN THE PLANS OR POLICIES OF THE HOUSING AUTHORITY OF SHELBYVILLE THAT FUNDAMENTALLY CHANGE THE MISSION, GOALS, OBJECTIVES, OR PLANS OF THE AGENCY AND WHICH REQUIRE FORMAL APPROVAL OF THE BOARD OF COMMISSIONERS.

D. Deconcentration and Income Mixing Analysis

YES Does the PHA have any general occupancy public housing developments covered by the deconcentration rule? If yes, continue to the next question.

NO Do any of these covered developments have average incomes above or below 80% to 115% of the average incomes of all such developments? If no this section is complete.

Attachment A

Supporting Documents Available for Review

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers in Public Housing X check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
	PHDEP-related documentation: <ul style="list-style-type: none"> Baseline law enforcement services for public housing developments assisted under the PHDEP plan; Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; Coordination with other law enforcement efforts; Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) X check here if included in the public housing A & O Policy	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of Shelbyville		Grant Type and Number Capital Fund Program: KY36P089501-03 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: FYE 2003
<div style="display: flex; justify-content: space-between;"> <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) </div> <div style="display: flex; justify-content: center; margin-top: 5px;"> <input type="checkbox"/> Final Performance and Evaluation Report </div>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$15,689			
3	1408 Management Improvements				
4	1410 Administration	\$1,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$9,720			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$1,000			
10	1460 Dwelling Structures	\$112,987			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	\$15,000			
13	1475 Nondwelling Equipment	\$1,500			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	\$156,896			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance	\$37,500			
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of Shelbyville		Grant Type and Number Capital Fund Program #:KY36P089501-03 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: FYE 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
KY089-01	OPERATIONS	1406		\$15,689				
	STAFF TRAINING	1410		\$1,000				
	A&E SERVICES	1430		\$1,875				
	CONSULTANT FEES	1430		\$7,845				
	LANDSCAPING	1450		\$1,000				
	CONVERT UNIT TO ADA COMPLIANCE	1460		\$37,500				
	NEW KITCHEN CABINETS	1460		\$49,432				
	REPAIR PORCH AWNINGS	1460		\$11,055				
	REPLACE PLUMBING FIXTURES	1460		\$7,000				
	NEW LIGHT FIXTURES	1460		\$7,000				
	PATCHE & PAINT WALLS	1460		\$1,000				
	UPGRADE COMMUNITY/ADMIN ROOM (Assisted Living)	1470		\$15,000				
	UPGRADE COMPUTER/OFFICE EQUIPMENT	1475		\$1,500				

ATTACHMENT C

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name HOUSING AUTHORITY OF SHELBYVILLE				X Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA- Wide	Year 1 2003	Work Statement for Year 2 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 3 FFY Grant:2005 PHA FY: 2005	Work Statement for Year 4 FFY Grant:2006 PHA FY: 2006	Work Statement for Year 5 FFY Grant: 2007 PHA FY: 2007
KY089-001	Annual Statement	\$156,896	\$156,896	\$156,896	\$156,896
CFP Funds Listed for 5-year planning	\$156,896	\$156,896	\$156,896	\$156,896	\$156,896
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year :2 FFY Grant: 2004 PHA FY: 2004			Activities for Year: 3 FFY Grant: 2005 PHA FY: 2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	<i>KY089-001</i>	<i>OPERATIONS</i>	\$15,689	<i>KY089-001</i>	<i>OPERATIONS</i>	\$15,689
An		<i>STAFF TRAINING</i>	\$3,112		<i>A/E SERVICES</i>	\$1,750
nual						
Statement		A/E SERVICES	\$1,750		<i>CONSULTANT FEES</i>	\$7,845
		CONSULTANT FEES	\$7,845		KITCHEN CABINETS	\$50,112
		LANDSCAPING	\$1,500		CONVERT 4 BRM TO TWO 1 BRM UNITS	\$35,000
		EMERG. COMM. SYSTEM	\$21,000		FOUNDATION INSULATION	\$20,000
		KITCHEN CABINETS	\$30,500		PLUMBING FIXTURES	\$14,000
		CONVERT 4 BRM TO TWO 1 BRM UNITS	\$35,000		REPLACE REFRIG/RANGE/WTR HEATERS	\$2,000
		FOUNDATION INSULATION	\$20,000		LAWN MOWING EQUIPMENT	\$10,000
		PLUMBING FIXTURES	\$15,000		COMPUTER/OFFICE EQUIPMENT	\$500
		PATCH & PAINT WALLS	\$5,000			
		COMPUTER/OFFICE EQUIPMENT	\$500			
Total CFP Estimated Cost			\$156,896			\$156,896

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year :4 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 5 FFY Grant: 2007 PHA FY: 2007		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<i>KY089-001</i>	<i>OPERATIONS</i>	\$15,689	<i>KY089-001</i>	<i>OPERATIONS</i>	\$15,689
	<i>CONSULTANT FEES</i>	\$7,845		<i>STAFF TRAINING</i>	\$3,862
	PLAYGROUND EQUIPMENT	\$10,000		<i>CONSULTANT FEES</i>	\$7,845
	FOUNDATION INSULATION	\$10,000		LANDSCAPING	\$3,500
	LIGHT FIXTURES	\$10,000		LIGHT FIXTURES	\$5,000
	ROOF SHINGLES	\$95,862		ROOF SHINGLES	\$48,500
	PATCH & PAINT WALLS	\$5,000		GUTTERS & DOWNSPOUTS	\$70,000
	REPLACE REFRIG/RANGE/WTR HEATERS	\$2,000		REPLACE REFRIG/RANGE/WTR HEATERS	\$2,000
	COMPUTER/OFFICE EQUIPMENT	\$500		COMPUTER/OFFICE EQUIPMENT	\$5,00
Total CFP Estimated Cost		\$156,896			\$156,896

PHA Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Section 1: General Information/History

- A. Amount of PHDEP Grant \$**_____
- B. Eligibility type (Indicate with an “x”)** **N1**_____ **N2**_____ **R**_____
- C. FFY in which funding is requested** _____
- D. Executive Summary of Annual PHDEP Plan**

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area. Unit count information should be consistent with that available in PIC.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an “x” to indicate the length of program by # of months. For “Other”, identify the # of months).

12 Months_____ **18 Months**_____ **24 Months**_____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. The Fund Balances should reflect the balance as of Date of Submission of the PHDEP Plan. The Grant Term End Date should include any HUD-approved extensions or waivers. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Grant Start Date	Grant Term End Date
FY 1995						
FY 1996						
FY 1997						
FY1998						
FY 1999						

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FFY _____ PHDEP Budget Summary	
Original statement	
Revised statement dated:	
Budget Line Item	Total Funding
9110 – Reimbursement of Law Enforcement	
9115 - Special Initiative	
9116 - Gun Buyback TA Match	
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	
TOTAL PHDEP FUNDING	

C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 – Reimbursement of Law Enforcement					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDE P Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							
2.							
3.							

9115 - Special Initiative					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							
2.							
3.							

9116 - Gun Buyback TA Match					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9120 - Security Personnel					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9130 – Employment of Investigators					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9140 – Voluntary Tenant Patrol					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators

1.							
2.							
3.							

9150 - Physical Improvements					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9160 - Drug Prevention					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9170 - Drug Intervention					Total PHDEP Funding: \$				
Goal(s)									

Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9180 - Drug Treatment					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Person s Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9190 - Other Program Costs					Total PHDEP Funds: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Person s Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

Required Attachment D: Resident Member on the PHA Governing Board

1. X Yes ☐ No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: DANA STONE

B. How was the resident board member selected: (select one)?

☐ Elected

X Appointed

C. The term of appointment is (include the date term expires): 01/01/06

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

☐ the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis

☐ the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

☐ Other (explain):

B. Date of next term expiration of a governing board member:

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Required Attachment E: Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

GENEVA GODBY
OPHELIA HARRISON
LORETTA O’NAN
MODENIA ROBINSON
BOBBY WRIGHT

Attachment F: Resident Assessment/Follow Up Plan

Communication

The Housing Authority of Shelbyville recognizes clear communication of services, procedures, and community-related activities is vital to the enjoyment of its residents.

Newly admitted residents are advised on the proper use, care, and operation of apartment systems when conducting the initial Move-In Inspection. As part of the Housing Authority of Shelbyville's modernization efforts, residents are notified of all pending improvements and related work. This has been and will continue to be an on-going effort with future projects.

In addition, the Housing Authority of Shelbyville has an "Open Door" Policy in meeting with concerned residents and applicants. Staff has been trained to communicate effectively and politely with residents. Policies and procedures are conspicuously posted and readily available for applicant and resident review.

The Housing Authority of Shelbyville has a Resident Advisory Board to provide on its Annual Plan/Capital Fund Program and other policy development. The RAB is free to offer input/suggestions on any matters of benefit that can help improve the community.

We have endeavored to provide ample internal housing authority communications on the following topics:

- Community service update
- Updated utility allowances/energy audit
- On site Low Income Heating and Assistance Program (LIHEAP)
- Adult Day Care Programs
- Neighborhood Block Watch Program
- Summer Lunch Programs (= 17 year old)
- On site Blood Pressure Screening for Seniors
- Resident Service and Satisfaction Survey Notice

Attachment G: Housing Needs Assessment

The Quality Housing and Work Responsibility Act of 1998 requires that housing authorities set forth in an Annual Plan a Housing Needs Assessment of the local jurisdiction and its waiting list. Public housing authorities are also required to state how it intends to address identified needs.

The information was analyzed in the following manner. We reviewed the information provided by our applicant waiting list, 1996 Shelbyville Workforce Affordable Housing Study, the Kentucky Indiana Regional Planning and Development Agency, the University of Louisville State Data Center, Kentucky Legislative Research Commission task force on Quality Long Term Care, and the State of Kentucky 2000-2002 Interim Consolidated Plan. We also submitted the Agency Plan to the Kentucky Housing Corporation to ensure that they agree with our assessment.

The Housing Authority of Shelbyville used this process to prepare our five-year goals and objectives. It is supportive of the goals set forth in our Mission Statement.

It should be noted affordable housing needs often differ from one community to another across Kentucky. Geographical location, area median income, number of families living at or below the poverty rate, existing housing condition and overall economic condition all determine the types of affordable housing programs and services that are required to meet the housing needs of a particular community.

Finally, we are required to state how we intend to address our community's housing needs to the maximum extent practical. While we wish we could meet all the needs that currently exist or are projected to occur in Shelby County, we are not optimistic about achieving this objective. The lack of adequate resources to address all the projected housing needs will limit our capabilities. Neither the Housing Authority of Shelbyville nor the Federal Government has the resources necessary to accomplish this objective. The only practical thing we can do is to apply for the grant opportunities made available by the U.S. Department of Housing and Urban Development.

AFFORDABLE HOUSING FOR LOWER INCOME KENTUCKIANS

Following is information found in the Strategic Plan Section of the State of Kentucky 2000-2002 Interim Consolidated Plan. The overall goal is to provide decent, safe, and sanitary housing by maintaining and increasing affordable housing opportunities for lower-income Kentuckians. It identified the following objectives:

- ✓ Increase and preserve the supply of safe, decent, sanitary and affordable rental for low-income families through new construction and/or acquisition, rehabilitation and tenant-based rental assistance.
- ✓ Provide assistance to low-income homeowners in need of major and minor housing rehabilitation and repair.

- ✓ Expand homeownership opportunities and promote self-sufficiency for low-income families through financial assistance, homeownership counseling and other related educational opportunities.
- ✓ Promote housing opportunities for persons with special housing needs by increasing awareness and providing technical assistance to housing and service providers.
- ✓ Encourage and strengthen partnerships among local governments, public agencies, for-profit and nonprofit organizations through enhanced coordination for the effective and efficient use of affordable housing resources.

Housing costs in general are the primary determinant of the need for affordable housing assistance. Household income plays a major role in determining the need for housing assistance. Families must have adequate incomes to afford basic shelter. A household is cost burdened when it pays more than 30 % of gross monthly income for housing costs.

EXTREMELY LOW-INCOME (= 30% MFI)

Households with extremely low incomes are largely comprised of families with no regular income, the unemployed, families receiving public assistance and families receiving earned income from minimum-wage jobs in less than full-time positions. This category tends to include a large percentage of (40.3%) elderly households. Well over half of the extremely low-income households in Kentucky rent their homes. Shelby County had 580 extremely low-income renter households in 1990.

VERY LOW INCOME (31%-50% MFI)

For very low-income households, often referred to as “the working poor,” most receive their income from full-time or near full-time employment in positions with low wages. Just over 35% of these households rent their homes in Shelby County. Almost one in four of the very low-income renter households in Kentucky are elderly. In 1990, there were 482 renter households with incomes between 31% and 50% of median income in Shelby County.

LOW INCOME (51%-80%)

Low-income households consist primarily of working families, often with more than one wage earner. While low-income households often earn adequate incomes to sustain home mortgage payments, many cannot become homeowners due to poor credit histories or inability to save and make a down payment for a home purchase. Shelby County had 580 renter households with incomes between 51% and 80% of the medium in 1990.

It should be recognized most of the above data comes from 1990 CHAS data tables and has not been updated yet to reflect 2000 census data. Still, other available data indicates the need for affordable housing remains high. The following table identifies the number and percentage of renter households in Shelby County by income category and household problems. Nearly half (46%) of all renter households are found in the two lowest income groups. In contrast, less than a third (30%) of all Kentucky households rent their homes.

RENTER HOUSEHOLDS IN SHELBY COUNTY				
RENTER HOUSEHOLD INCOME	TOTAL HOUSEHOLDS	PERCENT OF TOTAL	NUMBER WITH PROBLEMS	PERCENT WITH PROBLEMS
All Renters	2323	100%	771	33%
0-30% MFI	580	25%	350	15%
31%-50% MFI	482	21%	229	10%
51%-80% MFI	580	25%	131	6%
0-80% MFI	1642	71%	710	31%
81% + MFI	154	7%	29	1%

In September, 1999 the National Low Income Housing Coalition (NLIHC) published a report “Out of Reach – The Gap Between Housing Costs and Income of Poor People in the United States.” The overall report analyzed what a family can afford to pay for housing compared to what the actual market is charging for rental housing. The following information was taken from the summary page for Kentucky:

1. Fair market rent for a two-bedroom unit is \$445
 - An extremely low-income housing (30% of AMI) can afford monthly rent of no more than \$300
2. Fair market rent for a one-bedroom is \$385
 - A household on SSI can afford monthly rent of no more than \$145

SUBSIDIZED RENTAL HOUSING IN KENTUCKY

The Kentucky Housing Corporation administers the Section 8 program in 84 counties (including Shelby) across the state. As of February 2000, there were approximately 5,000 persons on the KHC Section 8 waiting list. Given the need for additional affordable units, federal housing and welfare policy is likely to increase the need for more affordable housing units. The funds needed to operate and maintain public housing are being reduced and public housing is being deregulated and reformed. Housing, as the largest budget item for most low-income families, will be vital to support the working poor.

Subsidized rental housing for Kentucky’s low- to moderate-income elderly are available primarily through USHUD, Low Income Tax Credit developments, and Rural Development (Farmer’s Home) units. In total, there are just over 20,000 units targeted to low-income elderly. Waiting lists exist for rental housing throughout the state. Of many subsidized elderly housing, many of the residents are in need of supportive services to remain in a residential setting.

The high percentage of low-income households experiencing a housing cost burden justifies the need to preserve and increase the supply of assisted rental housing in Shelby County.

AGING IN PLACE: THE IMPACT ON PUBLIC AND AFFORDABLE HOUSING

Kentucky’s elderly are no different from the rest of the nation when it comes to housing

choices. The state's elderly residents prefer to remain in their home as long as possible. As Kentucky's population continues to age, it is apparent that an increased emphasis needs to be placed on the issues facing the lower income elderly. The following is a summary from the 2000-2002 Interim Consolidated Plan major findings as they pertain to low income elderly:

- Kentucky's elderly population will increase by 31.4% between 1990 and 2010
- The frail elderly population (those 75 years and older) will increase by 89.6% from 1990 to 2010
- The highest concentrations of the elderly will be located in Appalachia and in northern Kentucky
- A high percentage (30.96%) of elderly live alone
- A significant percentage (20.6%) of the elderly population live below the poverty level
- Frail elderly make up 32% of the total elderly population

The Interim Consolidated Plan recommended the following activities be carried out to address the needs of lower-income elderly and frail elderly:

- Facilitate the creation of affordable rental units targeted to low-income elderly in rural areas of Kentucky
- Encourage the development of supportive service programs for low-income elderly residing in subsidized rental units
- Participate in efforts to change current law that would allow Medicaid dollars to be used in assisted living facilities
- Encourage the creation of affordable assisted living units to address the needs of the frail elderly population

It is important that public housing agencies (PHAs) address the issue of "aging in place" – the desire of elderly residents to remain living as independently in their own home for as long as possible. Without options such as assisted living, many low-income seniors may be forced prematurely into a nursing home.

AFFORDABLE HOUSING COUPLED WITH SUPPORTIVE SERVICES

Nationally, the older population (persons 65 years or older) numbered 34.5 million in 1999. Elderly represented 12.7 percent of the U.S. population or about 1 of every 8 Americans. By the year 2020, it is estimated that one in six Americans will be over the age of 65. It is predicted to burgeon between 2010 and 2030 when the "baby boom" generation age reaches 65. There will be about 70 million older persons in 2030, more than twice the number in 1999.

Assisted living is a relatively new concept for Kentucky that is gaining popularity among older residents requiring special assistance. Assisted-living communities provide frail older persons an opportunity to meet their personal and supportive care needs and live independently. PHAs in many states already have the option of providing assisted living for their elderly residents and play an important role in filling a gap in the affordable housing market for low income elders.

An assisted-living community is a residence with services for people who need more assistance than they can get at home. Requirements for an assisted living community in Kentucky shall:

- Be at least two hundred (200) square feet for single occupancy, or the double occupancy if the room is shared with a spouse or another individual by mutual agreement;
- Include at least one (1) unfurnished room with a lockable door, private bathroom with a tub or shower, provisions for emergency response, window to the outdoors, and telephone jack;
- Have an individual thermostat control if the assisted living community has more than twenty (20) units;
- Have temperatures that are not under a client's direct control at a minimum of seventy-one (71) degrees Fahrenheit in winter conditions and a maximum of eighty-one (81) degrees Fahrenheit in summer conditions if the assisted living community has twenty or fewer units;
- Each client shall be provided access to central dining, a laundry facility, and central living room;
- *Each assisted living community shall comply with applicable building and life safety codes*

The assisted-living community in Kentucky provides each client with the following services according to the lease agreement:

- Assistance with activities of daily living and instrumental activities of daily living;
- Three (3) meals and snacks made available each day;
- Scheduled daily social activities that address the general preferences of clients; and
- Assistance with self-administration of medication.

In addition, clients of an assisted-living community may arrange for additional services under direct contract or arrangement with an outside agent, professional, provider, or other individual designated by the client if permitted by the policies of the assisted living community. Upon entering into a lease agreement, an assisted-living community shall inform the client in writing about policies relating to the contracting or arranging for additional services. Each assisted-living community shall assist each upon a move-out notice to find appropriate living arrangements. Each assisted-living community shall share information provided from the office regarding options for alternative living arrangements at the time a move-out notice is given to the client.

Information from the Kentucky Assisted Living Facilities Association (KALFA) indicates that the minimum average rent per month (inclusive of supportive services) for a one-bedroom unit is approximately \$2,000 in Kentucky, thereby creating a financial barrier for low- to moderate-income elderly. Kentucky law currently precludes Medicaid dollars from being used to subsidize supportive services in an assisted living community for provider supported services. Overcoming this barrier will require a change in state law.

In public housing assisted-living, all units are private, with kitchens and bathrooms. These units are regular apartments with a home-like atmosphere that are available only to

low-income elderly. Services are provided on an as-needed basis using an individualized care plan.

According to the U.S Census Bureau, 40 percent of persons aged 75 and older had incomes of less than \$10,000 per year; 84 percent of persons aged 75 and older had incomes of less than \$25,000 per year in 1997. Thus, the average high service assisted-living facility is unaffordable for the vast majority of older persons.

Lack of capital funds to convert and/or build new assisted-living communities hampers the provision of public housing assisted living.

MARKET CONDITIONS: SHELBY COUNTY/KENTUCKY DEMOGRAPHICS

Shelby County is one of 120 counties in the Commonwealth of Kentucky. While not part of a Metropolitan Statistical Area, it is strategically located between Louisville, the state's largest city and Frankfort, the state capitol, along Interstate 64.

Shelby County has benefited from an increase in industrial development and in the number of homeowners who live in the county but commute to Louisville. Between 1990 and 2000, Shelby County picked up about 1,800 manufacturing jobs. In 2000, the county has just more than 5,500 manufacturing jobs. Those jobs paid an average of about \$40,000 in 1999, according to the state Bureau of Economic Analysis.

The median household income in Shelby County in 1990 was \$28,500. By 1999, the Shelby County median household income had increased to \$45,534 (62.6%). The per capita income also rose from \$13,064 in 1990 to \$20,195 in 2000, according to Census data. Based on 2000 Census data, Shelby County median household income ranked 7th in the State.

Based upon year 2000 census data, approximately one out of five families in Shelby County qualify as being low income, with an income at or below 50% of the Shelby County median family income. It is estimated that over 707 families or 7.7% of all families in Shelby County are comprised of extremely low-income families (earning less than 30% of the median income).

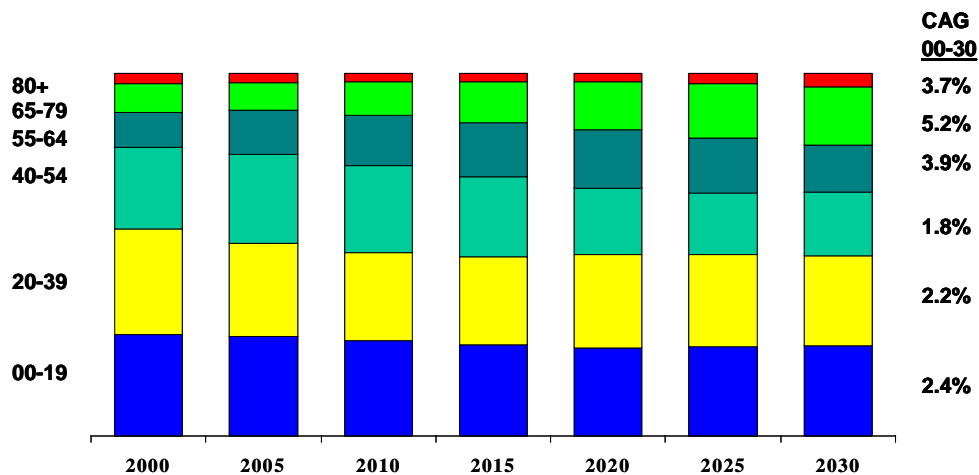
Shelby County, with a higher MFI, recorded a 2000 median rent of \$495, a 64.5% increase over the 1990 median rent of \$301. This median rent increase corresponds closely to the increase in median family income for the same period, as noted above. Still, vacancy rates remained stable despite the dramatic increase in median rent. The 2000 Shelby County total rental vacancy rate was 5.8% vs. 8.7% for Kentucky. Rising median rent will likely increase the need for affordable housing for low income households in Shelby County.

Kentucky is characterized by a high percentage of elderly living below the poverty level, ranking 6th in the nation (18.7%). According to the State Data Center, of 363,000 Kentucky households with someone 65 or older, approximately half are senior citizens living alone. The health of Kentuckians is not as good compared to other states due to the lack of education. Kentucky is 49th in adults who finish high school. Kentucky's

population of 85 years of age and older is growing faster than the national average.

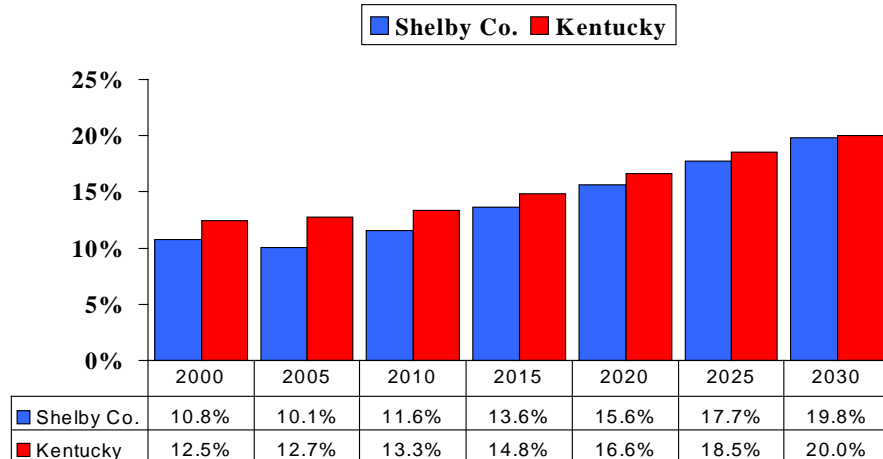
In 2000, persons 65 and older represent 12.5% of the Kentucky population. The elderly population will continue to grow significantly in the future, projecting to represent one in every five Kentuckians by 2030. The State Data Center projects modest growth (15.8%) in the under 40 years of age category by the years 2030. The mature workforce population aged 30-64 years will increase 23.2% during this same period. By contrast, the 65 years + population, will grow by 107.4%. This dramatic growth can be attributed to the continued aging of the Baby Boom generation as it enters the retirement years.

Projected Increase in Shelby County Population by Age Groups



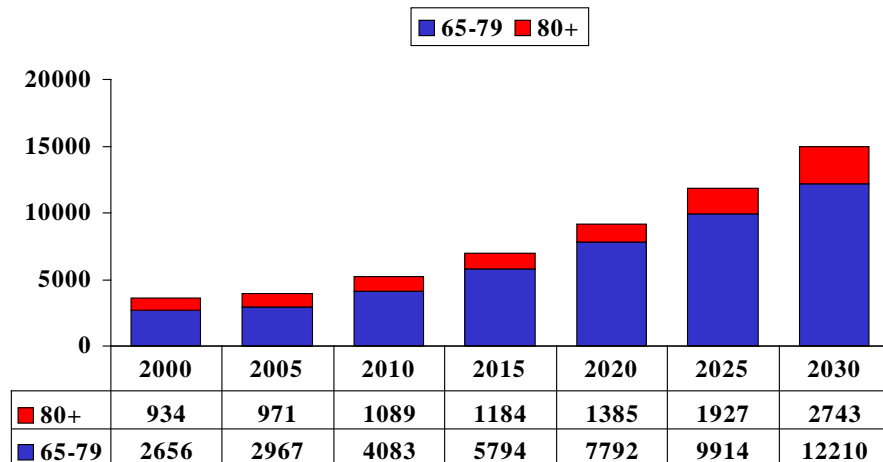
Shelby County, like the rest of Kentucky, is getting older. In fact, Shelby County's elderly population will grow at a faster rate than the rest of the state over the next 30 years. In 2000, the Shelby County's elderly comprised 10.8 % of the county population, with 27.3% of these households living alone, and 19.0% of the same households living below the poverty level. Shelby County's seniors are projected to increase to 19.8% of the county population by 2030. The numbers of seniors living alone and/or below the poverty level will increase as the elderly population continues to increase.

Seniors as Percent of Population



Source: US Census Bureau

Projected Senior Population – Shelby County



Source: US Census Bureau

Data indicates that people are living longer but are not necessarily healthier. As more people live longer, there will be more relatives in their fifties and sixties caring for them. As people live longer, they may have to work longer. The living arrangements of the elderly may be influenced by their status and need for assistance. The typical household of the future could have more older parents to take care of than children. A serious issue in the future is that retirement will be both obsolete and unaffordable. People running out of money before they run out of life. The caregiver will need to work longer to support the family. There will be an increase of 65-year olds taking care of 85-year-old parents, which could be detrimental to their own health due to stress.

The U.S. Department of Housing and Urban Development, in facing a rapidly growing elderly resident population, has begun to shift its focus from a “bricks and mortar” approach to one of “aging in place,” advocating for more supportive environments, such as assisted living.

The Housing Authority of Shelbyville, like many PHAs across the nation houses a large percentage of senior residents. Not only are more individuals reaching age 65, but thanks to the miracle of modern medicine, they are living even longer. The “oldest old” is the fastest growing segment of the population and is also the fastest growing segment in public housing. Many people in this segment of the population suffer from dementia and need 24-hour supervision and management of their medications.

The Housing Authority of Shelbyville has 42 (22.7%) elderly residents and 23 (12.4%) near elderly residents living in its subsidized public housing. The average age of its senior residents is 72.6 years and many suffer from major chronic diseases and debilitating health conditions. The average income of the Housing Authority’s elderly residents is \$7,878.

Seven residents (3.8%) are 80 + years old, the population most at risk afflicted by dementia. Most of the elderly living at the Housing Authority subsist on entitlement programs such as social security, Supplemental Security Income (SSI) Program, and rarely a small pension. They all benefit from Medicare, an age-driven entitlement program (65 +) for the costs of medical care and some durable goods. Some of these elderly are also eligible for Medicaid, an income-driven program for all individuals who receive less than \$8,000 per year of income. Thus, all persons over 65 years of age are entitled to Medicare, but not Medicaid unless their income falls below \$8,000 per year and eligibility is generally tied to eligibility for SSI.

The Housing Authority of Shelbyville current housing stock consists of the following:

One Floor Low Rise/Garden Apartments:

Efficiency	10	
One Bedroom	24	(Includes 3 ADA compliant units)
Two Bedroom	4	

Two Floor Row/Town House Apartments:

Two Bedroom	26
Three Bedroom	28

One Floor Duplex Apartments:

Three Bedroom	1	(Includes 1 ADA compliant unit)
Four Bedroom	<u>9</u>	
Total	102	

The four bedroom duplex apartments are often occupied by smaller sized families having medical needs that require a one floor apartment. The Housing Authority of Shelbyville has generally had difficulty identifying qualified applicants consisting of 4 – 8 persons for its four- bedroom apartments. Under a 1988 modernization program, the Housing Authority reduced two five-bedroom apartments into four two-bedroom apartments for similar difficulties. This increased the total units from 100 to 102 total units.

NEW DIRECTIONS – CREATING AN ASSISTED LIVING COMMUNITY WITHIN THE HOUSING AUTHORITY OF SHELBYVILLE

There is a critical need for affordable assisted-living services within and outside the Housing Authority of Shelbyville. This demand is very strong as determined by demographics, lack of alternatives to nursing home institutionalization, affordability, the age and frailty of current residents, and the feedback received from both staff, residents, and community leaders. The demand for these services will continue to grow as the number of elderly continues to grow and the awareness of the options that assisted-living offers.

Locally, there is only one certified assisted-living facility in Shelby County and the City of Shelbyville. The daily charge of \$85 (\$2,550+ month) for a single accommodation is well beyond the average income of most public housing elderly residents. Another Shelbyville facility has a pending application but is yet to be certified as an Assisted-Living Community.

The Housing Authority of Shelbyville does not have a stand-alone elderly housing building to convert to Assisted-Living Community. Instead, the Authority intends to use 25 existing apartment units and incorporate them into a proposed Assisted-Living Community.

To begin the transition to providing assisted-living services, we plan to use the Capital Fund Program to modernize an underutilized Community Room located in the Administrative Office building. The Administrative Building/Community Room is centrally located and easily accessible to the majority of its elderly residents. An existing kitchen/dining area would be enhanced to provide on-site nutritional meals for its elderly population, laundry facilities would be provided, a central living room would be added, additional office equipment, an emergency communication system, and any additional features to assure compliance with applicable building and life safety codes. Projected costs for such improvements are \$36,000.

The existing waiting list for the Housing Authority of Shelbyville continues to show strong demand for single floor 1- and 2-bedroom units, primarily by the elderly and/or disabled. The number of waiting days for a 1-bedroom apartment is over 500 days.

WAITING LIST							
		Bedroom Size				Elderly	
Disabled							
<u>Year</u>	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>		
2000		5	2			3	3
2001		3	2	1		1	1
2002		6	1			2	1
Current		4	3			2	2

To increase the number of available one-floor apartments for eligible seniors, we would

convert three four-bedroom apartments immediately adjacent to the proposed Assisted-Living Community/Administrative Building. Each four-bedroom apartment could be converted for \$35,000 each. Conversion of all three four-bedroom apartments would increase our housing stock to a total of 105 units addressing a continuing need identified by our waiting list for single floor one-bedroom apartments. The identified assisted living capital improvements could be achieved while still preserving and increasing our current assisted rental housing units. Already, the lack of affordable housing and supporting services has caused frail elderly residents to move into nursing homes.

The Housing Authority of Shelbyville has been active in addressing current and future needs of its elderly residents. It is serving on a Kentucky Housing Association task force examining Assisted Living Facilities in Public Housing. The Housing Authority of Shelbyville is also a member of the Kentucky Assisted Living Facility Association (KALFA).

We are committed to the concept of assisted living and its guiding philosophy as one of consumer choice that empowers each client to choose from a wide array of social and/or medical services. By implementing the identified physical improvements and services, we will expand our existing housing stock for low income residents in general while improving the long term livability of its elderly residents by providing independence, dignity, and choice.

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/**

PHA Name: HOUSING AUTHORITY OF SHELBYVILLE

Grant Type and Number

Capital Fund Program Grant No: KY36P089-501(01)

Replacement Housing Factor Grant No:

☐ Original Annual Statement
 ☐ Reserve for Disasters/ Emergencies
 ☐ Revised Annual Statement (revision no:)

☒ Performance and Evaluation Report for Period Ending: 12/31/02
 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		
		Original	Revised	
1	Total non-CFP Funds			
2	1406 Operations	\$15,994	\$15,994	\$15,994
3	1408 Management Improvements	\$4,900	\$4,900	\$3,500
4	1410 Administration	\$8,000	\$8,000	\$7,990
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs	\$19,940	\$19,940	\$16,400
8	1440 Site Acquisition			
9	1450 Site Improvement	\$35,000	\$35,000	\$10,000
10	1460 Dwelling Structures	\$97,407	\$97,407	\$90,600
11	1465.1 Dwelling Equipment—Nonexpendable			
12	1470 Nondwelling Structures			
13	1475 Nondwelling Equipment	\$27,700	\$27,700	\$20,600
14	1485 Demolition			
15	1490 Replacement Reserve			
16	1492 Moving to Work Demonstration			
17	1495.1 Relocation Costs			
18	1499 Development Activities			
19	1501 Collateralization or Debt Service			
20	1502 Contingency			
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$208,941	\$208,941	\$165,000
22	Amount of line 21 Related to LBP Activities			
23	Amount of line 21 Related to Section 504 compliance			
24	Amount of line 21 Related to Security – Soft Costs			
25	Amount of Line 21 Related to Security – Hard Costs			
26	Amount of line 21 Related to Energy Conservation Measures			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/
Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF SHELBYVILLE		Grant Type and Number Capital Fund Program Grant No:KY36P089-501(01) Replacement Housing Factor Grant No:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	
				Original	Revised
HA-WIDE	OPERATIONS	1406	LUMP SUM	\$15,994	\$15,994
HA-WIDE	PRINTER/COPIER LEASE	1408	LUMP SUM	\$4,000	\$4,000
HA-WIDE	CREDIT BUREAU SERVICE	1408	LUMP SUM	\$300	\$300
HA-WIDE	DSL SERVICE	1408	LUMP SUM	\$600	\$600
HA-WIDE	STAFF TRAINING	1410	LUMP SUM	\$3,000	\$3,000
HA-WIDE	ELECTRIC SURVEY	1430	LUMP SUM	0	0
HA-WIDE	ENERGY SURVEY	1430	LUMP SUM	\$3,280	\$3,280
HA-WIDE	A/E SERVICES	1430	LUMP SUM	\$10,000	\$10,000
HA-WIDE	CONSULTANT FEES	1430	LUMP SUM	6,660	\$6,660
KY089-01	REPLACE UTILTIY POLES/TRANSFORMERS	1450	LUMP SUM	\$25,000	\$25,000
KY089-001	REPAIR/REPLACE WALKS/PORCHES	1450	LUMP SUM	\$10,000	\$10,000
KY089-01	TUCKPOINT (PHASE II)	1460	LUMP SUM	\$13,000	\$13,000
KY089-01	CONVERT RAMP UNITS TO 100% ACCESSIBILITY	1460	LUMP SUM	\$81,907	\$81,907
KY089-01	REPLACE KITCHEN CABINETS	1460	35	0	0
KY089-01	PORCH/STEP RAILS	1460	LUMP SUM	\$2,500	\$2,500
HA-WIDE	PLAYGROUND EQUIPMENT	1475	LUMP SUM	\$16,700	\$16,700
HA-WIDE	OFF FURNITURE/EQUIPMENT	1475	LUMP SUM	\$2,000	\$2,000
HA-WIDE	PHA SOFTWARE-INVENTORY	1475	LUMP SUM	\$7,000	\$7,000
HA-WIDE	UPGRADE DESKTOP COMPUTER	1475	LUMP SUM	\$2,000	\$2,000

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/
Part III: Implementation Schedule

PHA Name: HOUSING AUTHORITY OF SHELBYVILLE			Grant Type and Number Capital Fund Program No:KY36P089-501 (01) Replacement Housing Factor No:				Federal
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE	12/31/02			06/30/04			
KY089-01	12/31/02			06/30/04			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/

PHA Name: HUSING AUTHORITY OF SHELBYVILLE

Grant Type and Number

Capital Fund Program Grant No: KY36P089-501 (02)

Replacement Housing Factor Grant No:

☐ Original Annual Statement ☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement (revision no:)

☒ Performance and Evaluation Report for Period Ending:

☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		
		Original	Revised	
1	Total non-CFP Funds			
2	1406 Operations	\$10,055	\$10,055	
3	1408 Management Improvements			
4	1410 Administration			
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs	\$9,927	\$9,927	
8	1440 Site Acquisition			
9	1450 Site Improvement	\$89,102	\$89,102	
10	1460 Dwelling Structures	\$82,462	\$82,462	
11	1465.1 Dwelling Equipment—Nonexpendable	\$7,000	\$7,000	
12	1470 Nondwelling Structures			
13	1475 Nondwelling Equipment			
14	1485 Demolition			
15	1490 Replacement Reserve			
16	1492 Moving to Work Demonstration			
17	1495.1 Relocation Costs			
18	1499 Development Activities			
19	1501 Collateralization or Debt Service			
20	1502 Contingency			
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$198,546	\$198,546	
22	Amount of line 21 Related to LBP Activities			
23	Amount of line 21 Related to Section 504 compliance			
24	Amount of line 21 Related to Security – Soft Costs			
25	Amount of Line 21 Related to Security – Hard Costs			
26	Amount of line 21 Related to Energy Conservation Measures			

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/
Part II: Supporting Pages**

PHA Name: HOUSNG AUTHORITY OF SHELBYVILLE		Grant Type and Number Capital Fund Program Grant No: PO36P089-01 (02) Replacement Housing Factor Grant No:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	
				Original	Revised
HA-WIDE	OPERATIONS	1406		\$10,055	\$10,055
	A/E SERVICES	1430		\$9,927	\$9,927
	CORRECT DRAINAGE	1450		\$86,202	\$86,202
	REPAIR PORCH/RAMP	1450		\$1,900	\$1,900
	LANDSCAPING	1450		\$1,000	\$1,000
	CONVERT APT TO 100% ACCESSIBILITY	1460		\$27,155	\$27,155
	NEW KITCHEN CABINETS	1460		\$50,307	\$50,307
	PATCH & PAINT APARTMENTS	1460		\$5,000	\$5,000
	REPLACE REFRIGS/RANGES/WTR HEATERS	1465.1		\$7,000	\$7,000
	PROGRAM TOTAL			\$198,546	\$198,546

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